

# AVIGNON

LIGHT INDUSTRIAL BUILDING

297B Rue du Petit Mas

Building B



WAREHOUSE FOR RENT ↗ WAREHOUSE FOR RENT ↗ WAREHOUSE FOR RENT

Warehouse **6,502 m<sup>2</sup>**

Offices **320 m<sup>2</sup>**

OR GROWTH ↗ SPACE FOR GROWTH ↗





# Warehouse + office

## Avignon B

The entire building is planned to be renovated, incorporating high-performance equipment, including full LED lighting and high-performance heat pumps (for the offices).

**Availability : Q2 2026**

### Avignon B

Warehouse: €95/m<sup>2</sup>

Offices: €120/m<sup>2</sup>







# Building Specs

## Warehouse

- Surface area: **6,502 m<sup>2</sup>**
- Structure: **Steel**
- Lighting: **LED**
- Loading docks: **7**
- Sectional gates: **1**





# Building Specs

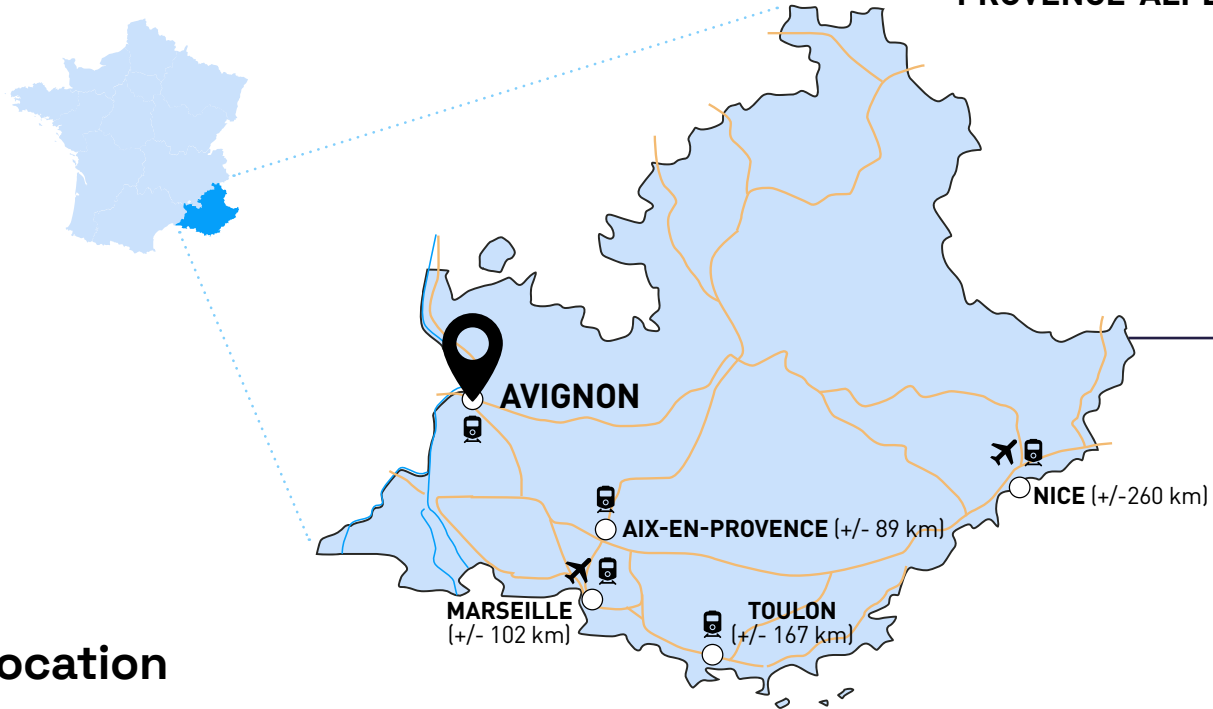
## Office

- Surface area: **320 m<sup>2</sup>**
- Parking spaces: **46**
- Lighting: **LED**
- **Heat pumps**





## PROVENCE-ALPES-CÔTE D'AZUR



## Location

Offering excellent accessibility, the property's strategic location provides direct access to the **N100, A7** and **A9 highways**, and is just 5 minutes from the TGV station.



**N100**

**Highway exit**

Truck access road

Site location

**Entrance**

**TGV station**



## A sustainability-led property



### Lighting

LED lighting with motion sensors.



### Materials

As part of its commitment to the transition towards a **Circular Economy**, Montea is constantly assessing the market to ensure it uses the latest, **most innovative materials** that are easy to repair, dismantle, reuse and recycle.



### Heating

Heat pumps for offices.  
**Air treatment:** ventilation and dual-flow air handling unit.  
**Emission:** VRF system (Variable Refrigerant Flow) 2-pipe system.

Contact



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